



Zoning Committee

REQUEST

Current Zoning: R-3 (residential)
Proposed Zoning: R-8 MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 21.08 acres located off Harris Houston Road in the University City area.

(Council District 4 - Johnson)

PETITIONER

Bob Dyer, Redwood USA

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Northeast District Plan* with respect to proposed land use but **consistent** with recommended density, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential uses of up to four dwelling units per acre (DUA)

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- Although the petition proposes multi-family dwelling units, the DUA for this project does not exceed the recommended land use density of four DUA.
- The petition assists in achieving the Northeast District Plan's goal of attractive and diverse neighborhoods by offering a type of housing not currently found in the area. Additionally, the proposal enhances mobility by committing to the construction of a 12' multi-use path to accommodate bike and pedestrian travel.
- The petitioner commits to provide accessible public open space by dedicating a 50-foot easement along the eastern property boundary for future greenway use.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from single family residential up to four DUA to residential up to four DUA for the site.

Motion/Second: Barbee / Welton
Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike,
Samuel, and Welton
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is
Choose an item. with the adopted area plan.

There was no further discussion of this petition.

PLANNER

William Linville (704) 336-4090